YRKDAJ AND ASSOCIATES LLP

SHOP NO 07,YADAV MARKET, NEAR DURGA MANDIR,
BODHWAN TALAB, KHAIRA ROAD,JAMUI – 811307 (BIHAR)
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FORM-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(For registration of a project and subsequent withdrawal of money)

1. Name of the Project and location details: SHIWANGI ENCLAVE
2. Name of the Promoter of the Project with address: BHASKAR SINGH, JAMUI BIHAR - 811313
3. BIHAR Real Estate Regulatory Authority Registration No._____dated_____
4. Cost of Real Estate Project as per PRERA Registration Number _____
5. Aayojan Keshtra Pradhikar , Jamui, Planning Authority Approval No._01_dated- 01.01.2023

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
1	(I) **Land Cost:**		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	25000000.00	
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority		
(c)	Acquisition cost of TDR (if any)		

(d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and		
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
(f)	Under Redevelopment / Rehabilitation Scheme:		
(i)	Estimated construction cost of redeveloped / rehab building including site development and		
	infrastructure for the same as certified by Engineer(Column-A)		
(ii)	Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA(Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal or legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.		
(iv)	Fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
	Sub-Total of LAND COST	25000000.00	
Sl. No.	**Particulars**	**Amount (in Rs.)**	
		Estimated (column-A)	**Incurred and Paid (Column-B)**
(II)	**Development Cost/Cost of Construction:**		

a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A) (ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note: (for adding cost of construction incurred, Minimum of (i) or (ii) is to be considered) (iii) on-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.),cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	95000000.00	
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority		
c.	Interest payable to financial institutions, scheduled banks, non-banking financial institution		
	on construction funding or money borrowed for construction:		
	Sub-Total of =Development Cost	95000000.00	

This certificate is being issued for BRERA compliance for the Company (Promoter's Name **BHASKARA SINGH** Project Name **SHIWANGI ENCLAVE** and is based on the records and documents produced before me and explanations provided to me by the management of the company;based on the verification of books of accounts till 22.02.2024

For YRKDAJ AND ASSOCIATES LLP
(CHARTERED ACCOUNTANTS)



Avinash Kumar
(Partner)
M.No- 139378

Place- Jamui
Date -22.02.2024